

ASH BUILDING

Ordinance No. 5598

Ordinance of the Council of the City of Palo Alto Amending Section 18.08.040 of the Palo Alto Municipal Code (The Zoning Map) to Change the Classification of Property Located at 3201-3225 Ash Street from Multiple Family Residential (RM-30) to PC Planned Community Zone (PC-5598) for the Maintenance of an Existing Office Building in Association with a Development Agreement.

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Findings and Declarations.

(a) At the conclusion of a City Council ad hoc committee process and City Council pre-screening on August 1, 2022, SI 45, LLC, (“the Owner”) applied in the Fall 2022 to the City for approval of (1) a Development Agreement, (2) Comprehensive Plan Amendment, (3) Planned Community Zoning Ordinances, (4) Tentative Map(s), and (5) Major Architectural Review (the “Project”) for the 14.65 acre property at 200-404 Portage Avenue, 3040-3250 Park Boulevard, 3201-3225 Ash Street, and 278 Lambert Avenue (the “Project Site”).

(b) Unless context dictates otherwise, terms used in this Ordinance shall be defined and interpreted in a manner consistent with the Development Agreement adopted by Ordinance No. 5595 (the “Development Agreement”). All references in this ordinance to the Development Agreement are for informational purposes only; this ordinance does not affect the rights and obligations of the parties stated in the Development Agreement nor extend its applicability to the Subject Property beyond the terms stated in the Development Agreement.

(c) The Tentative Map and Final Map associated with the Project, including exceptions and conditions of approval, approved by Record of Land Use Action No. 2023-03 (the “Tentative Map”) will merge the Project Site and create five (5) new parcels, including dedication of approximately 3.25 acres of the Project Site to the City for use as parkland and as the site of an affordable housing project. In part as a result of and to facilitate this dedication, existing and proposed uses on the other four (4) newly created parcels require Planned Community (PC) Zoning.

(d) The Architectural Review associated with the Project, including conditions of approval, approved by Record of Land Use Action No. 2023-03 includes information on the existing and proposed improvements on the Project Site (the “Architectural Review”).

(e) The approved Tentative Map and the Architectural Review shall be known collectively as the “Project Plans” and are incorporated herein by reference.

(f) This Ordinance is one of five (5) PC Planned Community Ordinances associated with the Project, and sets forth the permitted uses, required development standards, and required public benefits applicable solely and exclusively for 3201-3225 Ash Street (the “Subject Property”) as depicted and legally described on Exhibit A.

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(g) After study sessions on October 12, 2022 and October 26, 2022, the Planning and Transportation Commission (“PTC”), at its meeting of November 30, 2022, acted favorably on the Owner’s request for initiation of the Planned Community Zone process for the establishment of Planned Community Zone District No. PC-5598.

(h) The Project was considered by the Public Art Commission (“PAC”) on January 19, 2023, and the Palo Alto Bicycle Advisory Committee (“PABAC”) on February 7, 2023 and June 6, 2023.

(i) After a study session on January 12, 2022, the Historic Review Board (“HRB”), at its meeting of May 25, 2023, reviewed the Project design and recommended the City Council approve the Project, with certain recommended conditions and considerations.

(j) After a study sessions on December 15, 2022, January 19, 2022, and a public hearing on April 6, 2023, the Architectural Review Board (“ARB”), at its meeting of June 15, 2023, reviewed the Project design and recommended the City Council approve the Project, with certain recommended conditions and considerations.

(k) The PTC, after a duly noticed public hearing held on July 12 and July 26, 2023, considered the Environmental Impact Report (“EIR”), then reviewed the Project Plans and this Ordinance, and recommended that Section 18.08.040 (the Zoning Map) of the Palo Alto Municipal Code be amended to rezone the Subject Property to a new Planned Community zone, consistent with conditions included in the Planned Community zone related to allowable land uses and required development standards, and subject to provision of the public benefits outlined in this ordinance and recommended approval of the Tentative Map and Architectural Review.

(l) The Palo Alto City Council, after due consideration of the proposed Project, the analysis of the City staff, and the recommendations from the PAC, PABAC, HRB, ARB and PTC, certified the EIR and Mitigation Monitoring Program, and found that the proposed project and this Ordinance is in the public interest and will promote the public health, safety and welfare, as hereinafter set forth.

(m) The Council finds that (1) the Subject Property is so situated, and the use or uses proposed for the site are of such characteristics that the application of general districts or combining districts will not provide sufficient flexibility to allow for the Project; (2) development of the Subject Property under the provisions of the PC Planned Community District will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts, as set forth in Section (6)(c) hereof; and (3) the use or uses permitted, and the site development regulations applicable within the proposed district are consistent with the Palo Alto Comprehensive Plan (Goals, Policies, and proposed designation of Mixed Use for the Subject Property) as set forth in Record of Land Use Action No. 2023-03, and are compatible with existing and potential uses on adjoining sites or within the general vicinity.

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SECTION 2. Amendment of Zoning Map.

Section 18.08.040 of the Palo Alto Municipal Code, the “Zoning Map,” is hereby amended by changing the zoning of Subject Property from Multiple Family Residential (RM-30) to “PC Planned Community Zone 5598”.

SECTION 3. Project Description.

The Project as a whole is described in the Development Agreement and the Project Plans. With respect to the Subject Property, the project comprises the uses included in this Ordinance, depicted on the Project Plans, incorporated by reference, including the following components:

- (a) Retention of the existing building at 3201-3225 Ash Street.

SECTION 4. Land Uses

(a) The following land uses shall be permitted, subject to the limitations stated in Section 4(c):

- (1) Those uses permitted in the Research, Office and Limited Manufacturing (ROLM) District on the effective date of this ordinance, except manufacturing uses, subject to the regulations contained in Title 18 of the Palo Alto Municipal Code.
- (2) Multiple-family residential.

(b) The following land uses shall be conditionally permitted:

- (1) Those uses conditionally permitted in ROLM District on the effective date of this ordinance.

(c) Special limitations on land uses include the following:

- (1) A maximum of 4,707 square feet of the existing building may be devoted to uses permitted or conditionally permitted in the ROLM District, expressly including general office uses.

SECTION 5. Site Development Regulations and Development Schedule

(a) **Development Standards:**

Development standards for the Subject Property shall be those conforming to the 4,707 square foot building 3201-3225 Ash Street existing as of the effective date of this ordinance, except that the development standards for a multiple-family residential use shall be those applicable to the RM-30 zone district.

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(b) Parking and Loading Requirements:

The Owner shall provide parking and loading as required by the Project Plans. The parking requirements are adopted in consideration of a Transportation Demand Management (TDM) Plan, which is incorporated herein by reference and a recorded off-site parking covenant will be required with the City as a third-party beneficiary.

(c) Modifications to the Development Plan, Land Uses and Site Development Regulations:

The Development Plan does not contemplate any new construction on the Subject Property except as provided the Project Plans. Any modifications to the exterior design of the Development Plan or any new construction not specifically permitted by the Development Plan or the site development regulations contained in Section 5 (a) – (b) above shall require an amendment to this Planned Community zone. Any use not specifically permitted by this ordinance shall require an amendment to the PC ordinance.

(d) Development Schedule:

The Project is required to include a Development Schedule pursuant to PAMC §18.38.100. The approved Development Schedule is set forth in the Development Agreement.

SECTION 6. Public Benefits and Monitoring

(a) Public Benefits

Development of the Project Site under the provisions of the Development Agreement and PC Planned Community District will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts. The public benefits are provided by the Project as a whole and set forth in the Development Agreement.

(b) Monitoring of Conditions and Public Benefits:

Not later than three (3) years following expiration of the Development Agreement and every three (3) years thereafter, the Owner shall request that the City review the for compliance with the PC district regulations and the conditions of the ordinance under which the district was created, as applicable only to the Subject Property. The applicant shall provide adequate funding to reimburse the City for these costs. If conditions or benefits are found deficient by staff, the applicant shall correct such conditions in not more than 90 days from notice by the City. If correction is not made within the prescribed timeframe, the Director of Planning and Community Environment will schedule review of the project before the Planning and Transportation Commission and Council to determine appropriate remedies, fines or other actions.

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SECTION 7. Environmental Review

An EIR for the Project was prepared in accordance with the California Environmental Quality Act. The City Council adopted Resolution No. 10123 certifying the adequacy of the EIR.

SECTION 8. Effective Date

This ordinance shall be effective on the thirty-first day after the date of its adoption (second reading).

INTRODUCED: September 12, 2023

PASSED: October 2, 2023

AYES: BURT, KOU, LAUING, LYTHCOTT-HAIMS, STONE, TANAKA, VEENKER

NOES:


ABSENT:

ABSTENTIONS:


ATTEST:

DocuSigned by:


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City Clerk


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Mayor

APPROVED AS TO FORM:

DocuSigned by:

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Assistant City Attorney

APPROVED:

DocuSigned by:

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City Manager

DocuSigned by:

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Director of Planning and
Development Services

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Exhibit A: Subject Property Plat and Legal Description

CALIFORNIA

Exhibit A: Plat and Legal Description



KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

DATE 10/4/2023

SCALE	N/A
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DR. BY	MC
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JOB	A10128-7
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SHEET NO.

4 OF 5

**LEGAL DESCRIPTION
PROPOSED DEVELOPMENT LOT**

LOT 4:

ALL OF LOT 4, AS SHOWN ON THAT MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER
OF THE COUNTY OF SANTA CLARA. STATE OF CALIFORNIA, ON _____, IN
BOOK _____ OF MAPS, PAGES _____ SANTA CLARA COUNTY RECORDS.

[Planning Director to fill in blanks Following Recordation of the Final Map for the Property.]

Certificate Of Completion

Envelope Id: 44F7922C129E44FFBCCA60379B868D55

Status: Completed

Subject: DocuSign: Ordinance 5598 - Ash Building

Source Envelope:

Document Pages: 8

Signatures: 5

Envelope Originator:

Certificate Pages: 2

Initials: 0

Vinhloc Nguyen

AutoNav: Enabled

250 Hamilton Ave

Enveloped Stamping: Enabled

Palo Alto , CA 94301

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Vinhloc.Nguyen@CityofPaloAlto.org

IP Address: 199.33.32.254

Record Tracking

Status: Original

Holder: Vinhloc Nguyen

Location: DocuSign

11/7/2023 9:46:57 AM

Vinhloc.Nguyen@CityofPaloAlto.org

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Signer Events**Signature****Timestamp**

Albert Yang

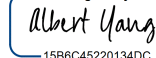
Albert.Yang@CityofPaloAlto.org

Assistant City Attorney

City of Palo Alto

Security Level: Email, Account Authentication
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Jonathan Lait

Jonathan.Lait@CityofPaloAlto.org

Interim Director Planning and Community

Environment

City of Palo Alto

Security Level: Email, Account Authentication
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Ed Shikada

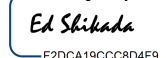
Ed.Shikada@CityofPaloAlto.org

Ed Shikada

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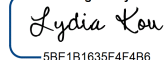
Lydia Kou

Lydia.kou@cityofpaloalto.org

Council Member

Security Level: Email, Account Authentication
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Signer Events	Signature	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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